



THE STORY OF

# The Retreat

*Northwold, Norfolk*

SOWERBYS





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# The Retreat

17 Little London Lane, Northwold, Norfolk  
IP26 5NH



Guide Price £600,000 to £625,000

Down a Quiet Lane

Open Plan Kitchen, Dining, and Family Room

Walk-In Pantry and Utility Room

Separate Sitting Room

Four Double Bedrooms with Superb Views

Principal Bedroom with Walk-In  
Wardrobe and an En-Suite

Double Garage and Workshop

Self-Contained Bedroom and  
En-Suite Sitting Atop the Garage

Spacious and Versatile Living



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“Our home is in a quiet spot where you feel close to wildlife, but have an abundance of space.”

For its owners, The Retreat has offered them exactly what its name would suggest – a quiet place to call home.

Whilst this is a property which has provided a sanctum, it has also been a spacious environment for a family, somewhere where you don't feel like you're living on top of each other.

Coming to The Retreat, you turn down

a quiet track and are enveloped by an immediate sense of tranquillity.

Once you lay eyes on this home, it stands out for all the right reasons. At only a little more than one-year-old, this modern property is ideal for those that are looking for somewhere which is spacious, versatile, and its own hidden gem.







Inside, the hub of this home is certainly the open plan kitchen, dining and family room located to the rear.

The kitchen itself is an absolute dream and it has been finished to a very high standard, from quartz worktops to quality appliances - as well as a must have kitchen island - any keen cook will feel right within their element. Arguably, a kitchen of this stature would not be complete without a walk-in pantry, a necessity for an at-home chef looking to impress and inspire with culinary delights.

For an evening of entertaining, this space is perfect for your cook to be able to socialise at the same time. For a combination of keeping yourself and your guests entertained in the dining room section, this will surely tick all of your boxes and more.



It is at the rear of this room where you can wind down an evening's proceedings in the family room. With views out over the garden, and the ability to let the fresh air in - during the warmer months - this space concludes the impressiveness of this open plan room.

When you prefer some peace and quiet, to watch something on the TV or snuggle under a blanket with a good book, the separate sitting room will allow you to feel relaxed. Whilst well-sized, bright, and spacious, the ability to transform this room into a cosy spot is another show of this property's remarkable versatility. The downstairs accommodation is completed with a separate utility room and shower room.





“The open plan kitchen, dining, and family room is a favourite spot in the house.”





Moving upstairs and you're greeted by a bright and spacious landing, one which matches the reception hall below.

From here you have access to the four bedrooms and the family bathroom. All of the bedrooms are good-sized doubles, meaning there should be little argument over which family member has which room. The principal bedroom has a walk-in wardrobe, as well as an en-suite shower room too, meaning it's your private space to retire.

Further accommodation is found above the garage, with its space being utilised as a self-contained apartment, including an en-suite shower room. Whilst this could be perfect for an older child wanting a little bit more privacy, this could become the perfect space for a home office, re-purposed into the ideal environment to work from home.

Elsewhere, the outside space has also been fully transformed. To the front, alongside the spacious drive and the garage, the garden has become a delightful sitting area. Given that this home sits down a quiet road, it helps you enjoy summer sunshine in peace and at all times of the day.

The rear garden has been fully landscaped with an array of trees and shrubs, as well as a mature lawn plus a large patio area – plenty of space for all members, and ages, to relish.

If you are looking for a modern property with high-specification, but can also provide you with a slower pace of life on a quiet country lane, then The Retreat is the home for you.







First Floor  
Approximate Floor Area  
274 sq. ft  
(25.46 sq. m)

First Floor  
Approximate Floor Area  
986 sq. ft  
(91.61 sq. m)



Ground Floor  
Approximate Floor Area  
440 sq. ft  
(40.87 sq. m)

Ground Floor  
Approximate Floor Area  
1254 sq. ft  
(116.50 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





ALL THE REASONS

# Northwold

IN NORFOLK  
IS THE PLACE TO CALL HOME



A civil parish in the English county of Norfolk, on the edge of the Norfolk Fens and Breckland. The rural village of Northwold, which lies on the edge of the Thetford Forest, offers local shops, traditional pubs and village hall.

Approximately 20 miles away, perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

King Street, which runs from Tuesday Market Place to the Custom House, was once known as 'Stockfish Row' for the number of fish merchants that lived there. With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England.

With Cambridge, Peterborough and Norwich

all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.

A stunning cluster of Georgian architecture sits to the west of town and the streets surrounding The Walks, a Grade II listed, 17-hectare park where elegant folk once promenaded. Families still enjoy weekend walk or a Sunday concert in the park and don't miss The Red Mount, once a wayside stop for pilgrims headed to the shrine of Our Lady of Walsingham, to take in the incredible, elevated views.



Note from the Vendor



"The finish throughout our home is beautiful."

THE VENDOR



## SERVICES CONNECTED

Mains water and electricity. Drainage to a treatment plant. Heating via an air source heat pump with underfloor heating to the ground floor.

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

B. Ref:- 3900-8920-0532-3101-3123

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Freehold.

## LOCATION

What3words: ///file.vegetable.efficient

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# SOWERBYS



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